074.0	0002	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	911,400 /	911,400
					USE VALUE:	911,400 /	911,400
					ASSESSED:	911,400 /	911,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRESLAU JEREMY & HEATHER M
Owner 2:	
Owner 3:	
Street 1:	20 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOGAN BARRY E/CELESTE P -
Owner 2:	-
Street 1:	20 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 2290 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7680.000	455,300	800	455,300	911,400
Total Card	0.176	455,300	800	455,300	911,400
Total Parcel	0.176	455,300	800	455,300	911,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.99 | /Parcel: 397.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46569

GIS Ref

GIS Ref

Insp Date 10/08/18

!6180!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	455,300	800	7,680.	455,300	911,400		Year end	12/23/2021
2021	101	FV	442,800	800	7,680.	455,300	898,900		Year End Roll	12/10/2020
2020	101	FV	442,800	800	7,680.	455,300	898,900	898,900	Year End Roll	12/18/2019
2019	101	FV	315,000	800	7,680.	455,300	771,100	771,100	Year End Roll	1/3/2019
2018	101	FV	315,700	800	7,680.	390,200	706,700	706,700	Year End Roll	12/20/2017
2017	101	FV	315,700	800	7,680.	364,200	680,700	680,700	Year End Roll	1/3/2017
2016	101	FV	315,700	800	7,680.	312,200	628,700	628,700	Year End	1/4/2016
2015	101	FV	308,000	800	7,680.	279,700	588,500	588,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:27:23

LAST REV

Date	Time
03/10/20	09:58:07
danam	

PAT ACCT. 6180

USER DEFINED

Prior Id # 1:	46569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOGAN BARRY E/C	59409-402		6/29/2012		585,000	No	No		
ROONEY ROBERT V	35248-301		4/10/2002	Family	442,000	No	No		
	9886-571		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2019	1963	Redo Bat	22,775	C				
2/7/2013	160	Heat App	9,600	C				
12/6/2012	1608	Alterati	150,000	C				
8/6/2004	463	Redo Kit	12,000			G6	GR FY06	1 REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
7/29/2013	Measured	JBS	JOHN S
5/22/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
9/29/2012	MLS	EMK	Ellen K
4/8/2009	Meas/Inspect	189	PATRIOT
3/24/2005	Permit Visit	BR	B Rossignol
8/10/2002	MLS	MM	Mary M
10/13/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7680		Sq. Ft.	Site		0	70.	0.85	4									455,283						455,300	

Total AC/HA:	0.17631	Total SF/SM:	7680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,283	Spl Credit		Total:	455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.10851526
Const Adj.:	0.99989998
Adj $ / SQ:	155.177
Other Features:	111304
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559287
Depreciation:	104027
Depreciated Total:	455259

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

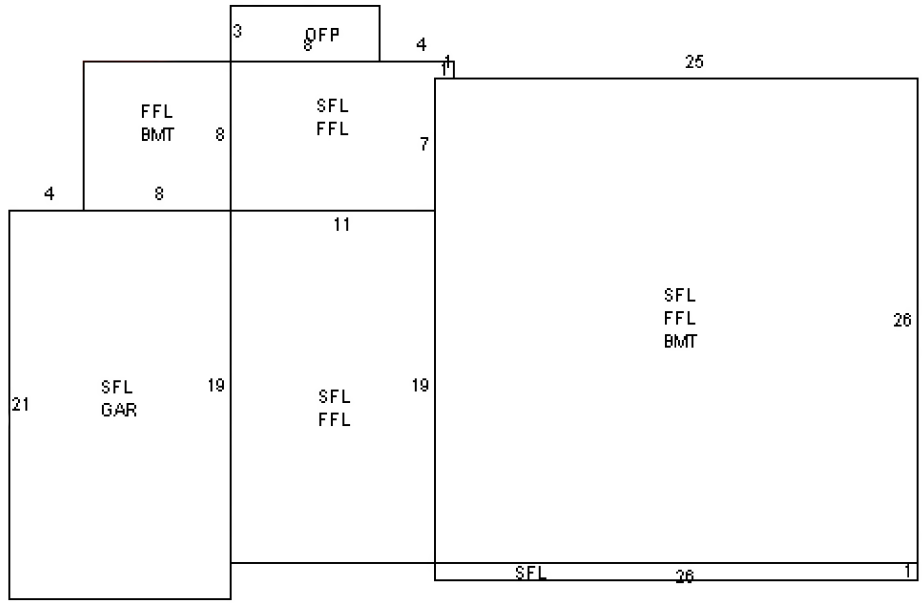
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.69
Special Features:	0	Val/Su Net:	137.72
Final Total:	455300	Val/Su SzAd	198.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,252	155.180	194,281
FFL	First Floor	1,038	155.180	161,073
BMT	Basement	740	46.550	34,449
GAR	Garage	252	24.920	6,279
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	3,306	Total:	397,138
Size Ad	2290	Gross Area	3306	FinArea 2290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X18	A	AV	2013	4.14	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc